



Item 6. a on previous agenda
has been removed at
applicant's request

Town of Hilton Head Island
REVISED
Planning Commission Meeting
Wednesday, December 17, 2025, 2:00 PM
1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers

The meeting can be viewed on the [Town's YouTube Channel](#), the [Beaufort County Channel](#), and Spectrum Channel 1304.

- 1. Call to Order**
- 2. Pledge to the Flag**
- 3. Adoption of the Agenda**
- 4. Approval of the Minutes**
 - a. Regular Meeting Minutes of November 19, 2025.
- 5. Unfinished Business**
 - a. PPR-001035-2025: Public Hearing Request from Neal Eike, with the Town of Hilton Head Island, for an Application for Public Project Review for the property identified on Beaufort County Tax Maps as Parcel R550 014 000 0763 0000, also identified as 30 Arrow Road, for the development of a new pickleball facility on a Town-owned parcel. - Shea Farrar, Principal Planner
- 6. New Business**
- 7. Public Comment - Non Agenda Items**
- 8. Commission Business**
- 9. Chairman's Report**
- 10. Staff Reports**
- 11. Adjournment**

FOIA Compliance: Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:

"I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town."



Town of Hilton Head Island PLANNING COMMISSION MEETING Wednesday, November 19, 2025, 2:00 PM Minutes

1. Call to Order

Chairman Henz called the meeting to order at 2:00 p.m.

In attendance: Chairman Henz, Vice Chair Whaley and Commissioners Lobaugh, Hewitt, Siebold, Turnbull, Redman, Dubois and Cordes.

2. Pledge to the Flag

3. Adoption of the Agenda

The agenda was adopted by unanimous vote, 9-0.

4. Approval of the Minutes

- a. Regular Meeting Minutes of September 17, 2025.

Commissioner Lobaugh made a motion to approve the minutes of September 17, 2025. The motion was seconded by Commissioner Siebold. The motion passed unanimously, 9-0.

5. Unfinished Business

- a. Public Hearing for Consideration of an Ordinance of the Town of Hilton Head Island to Amend Title 16 of the Municipal Code, the Land Management Ordinance, to Amend Sections 16-3-105.H, 16-4-102.A.6, 16-4-105, and 16-4- 102.B.1 to allow residential Workforce Housing within the Medical (MED) Zoning District. - Shawn Leininger, Deputy Town Manager

Chairman Henz introduced the item and declared the public hearing open. Michelle Mealer, Community Planning Manager, introduced for consideration an amendment to Title 16 of the Municipal Code, the Land Management Ordinance, to allow for residential Workforce Housing within the Medical Zoning District. The Commission received comments from the public regarding the application. The public hearing was then closed. Commissioner Lobaugh made a motion to approve the text amendment. Commissioner Siebold seconded. The motion passed unanimously, 9-0.

6. New Business

- a. ZA-001007-2025: Public Hearing for Consideration of an Ordinance of the Town of Hilton Head Island to Amend the Official Zoning Map with Respect to the Real Property located at Bethea Drive to Amend the Palmetto Headlands/H.H. Hospital

Master Plan within the Planned Development Overlay District (PD-2) for Beaufort County Tax Map Parcels R510 008 000 337A 0000, R510 008 000 0337 0000 and R510 008 000 0452 0000 to change the allocated uses from Commercial Use to Commercial or Residential Use and to Provide for Severability and an Effective Date.
- Michael Connolly, Senior Planner

Chairman Henz introduced the item and declared the public hearing open. Michael Connolly, Senior Planner, introduced for consideration an amendment to the zoning map to change the allocated uses from Commercial Use to Commercial or Residential Use. The applicants gave presentations and answered questions from the Commission. The Commission received comments from the public regarding the application. The public hearing was closed. Commissioner Lobaugh made a motion to approve with the condition that all stormwater generated on-site shall be retained and managed within the project limits; no discharge shall be directed toward Hilton Head Plantation; and any existing drainage issues along the common property line with Hilton Head Plantation will be resolved to the satisfaction of the Town and property owners. Commissioner Siebold seconded. The motion passed, 7-2. Commissioners Turnbull and Cordes opposed.

- b. PPR-001035-2025: Public Hearing Request from Neal Eike, with the Town of Hilton Head Island, for an Application for Public Project Review for the property identified on Beaufort County Tax Maps as Parcel R550 014 000 0763 0000, also identified as 30 Arrow Road, for the development of a new pickleball facility on a Town-owned parcel. - Shea Farrar, Principal Planner

Chairman Henz introduced the item and declared the public hearing open. Shea Farrar, Principal Planner, presented an application for Public Project Review for the development of a new pickleball facility at 30 Arrow Road. The Commission received comments from the public regarding the application. Neil Eike, Senior Project Manager, answered questions from the Commission. Vice Chair Whaley made a motion to table the discussion until the Commission's questions can be answered in full and the community of Palmetto Bay Villas has been properly notified. Commissioner Redman seconded. The motion passed unanimously, 9-0.

7. Public Comment - Non Agenda Items

8. Commission Business

- a. Adoption of Proposed 2026 Meeting Dates.

Vice Chair Whaley made a motion to adopt the proposed meeting dates for 2026. Commissioner Hewitt seconded. The motion passed unanimously, 9-0.

9. Chairman's Report

10. Staff Reports

Lisa Swayne was introduced as Board Secretary. Zac Gordon was introduced as Planning Director for the Town.

11. Adjournment

The meeting was adjourned at 3:41 p.m.

The full recording and a transcript of this meeting can be found on the Town's website at www.hiltonheadislandsc.gov



TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court, Hilton Head Island, SC 29928

843-341-4757

FAX 843-842-8908

STAFF REPORT PUBLIC PROJECT REVIEW

Case #	Project Name	Public Hearing Date
PPR-001035-2025	Pickleball Facility	December 17, 2025

Project Location	Applicant
30 Arrow Road Hilton Head Island, SC 29928 Parcel R550-014-000-0763-0000	Neal Eike Town of Hilton Head Island 1 Town Center Court Hilton Head Island, SC 29928

Application Summary
Application for a Public Project Review (PPR) submitted by the Town of Hilton Head Island for the development of a new public pickleball facility within Crossings Park on a Town-owned parcel at 30 Arrow Road. The project includes eighteen tournament-sized and two ADA/elite-sized courts, an ADA-accessible clubhouse, associated parking, stormwater improvements, and a new shared-use pathway along Arrow Road.

Staff Recommendation
Staff recommends the Planning Commission find this application to be **consistent with the Town's Comprehensive Plan (Our Plan)** for location, character, and extent based on those Findings of Fact and Conclusions of Law as determined by the LMO Official and enclosed herein.

Background
The need for expanded public pickleball facilities on Hilton Head Island was first identified through the 2020 Parks and Recreation Master Plan – Part 1, adopted as an appendix to Our Plan, the Town's Comprehensive Plan. The Master Plan documented substantial growth in pickleball participation, the Town's limited supply of dedicated courts, and ongoing dependence on shared tennis-pickleball spaces that constrain programming and create user conflicts. Public engagement, including community surveys, stakeholder interviews, and workshops, confirmed pickleball as one of the most requested new recreation amenities and expressed strong interest in a dedicated complex capable of supporting lessons, leagues, tournaments, and casual play.

The concept of a new recreational use at Arrow Road was also discussed across several public meetings over multiple years, beginning with Council Workshops on February 14, 2023 and June 14, 2023, when the site was evaluated for a potential pump track. By the January 23, 2024 Council Workshop, the Arrow Road site formally included pickleball as the proposed recreational use,

followed by review by the Parks and Recreation Commission on March 14, 2024 and Town Council approval on May 21, 2024, further establishing policy support for development of a public pickleball facility at this location.

Through the Town's FY25 Capital Improvements Program (CIP) planning process, development of the Arrow Road parcel within Crossings Park as a pickleball facility was identified as a priority location due to its size, connectivity, and ability to accommodate a full-service facility while integrating into the broader park system. The Parks and Recreation Commission and the Planning Commission recommended the project for inclusion in the FY25 CIP, and Town Council approved funding for design. The project was reaffirmed through the FY26 budget cycle, reflecting continued policy support.

Design development advanced through a Pre-Application Conference (PAPP-001640-2024) in December 2024, followed by a Development Plan Review application, now under technical evaluation. The required Public Project Review was first presented to the Planning Commission on November 19, 2025. At this meeting, the Commission requested further engagement with adjacent residential properties and additional consideration of noise mitigation. Town staff met with residents of Palmetto Bay Villas, the only residential development adjacent to the site, on December 12, 2025.

The project incorporates several design refinements to minimize off-site impacts, including installation of sound attenuation matting capable of reducing noise by up to 35 dB, placement of only four courts near the residential boundary with the closest more than 100 feet away, use of fully shielded, low-profile lighting, establishment of 9:00 a.m. to 7:00 p.m. operating hours, and stormwater systems designed to comply with all State, Federal, and local requirements.

Together, these actions reflect a multi-year progression from a community-identified need to site selection, public engagement, funding, and design development for a modern, accessible recreational facility.

Description of Project

The Town of Hilton Head Island proposes to develop a new public pickleball facility on a Town-owned parcel at 30 Arrow Road (see Attachment A – Location Map). The project will expand recreational opportunities for residents and visitors by providing a best-in-class pickleball complex consisting of eighteen tournament-sized and two ADA/elite-sized courts, a new ADA-compliant clubhouse building, and associated parking. To enhance park access and multimodal connectivity, a new shared-use pathway is proposed along the south side of Arrow Road from Palmetto Bay Road to the project site. All improvements are intended to serve as a safe, welcoming, and high-quality community amenity.

A Public Project Review is required for the facility. During its initial review on November 19, 2025, the Planning Commission requested additional coordination with the adjacent Palmetto Bay Villas community and further evaluation of potential noise and lighting impacts. Town staff met with residents during their annual meeting on December 12, 2025, and incorporated several design strategies to minimize off-site effects:

- Installation of sound attenuation matting reducing noise by up to 35 dB along the shared boundary, with only four courts located in this area and the nearest more than 100 feet from

residential units.

- Clustering the remaining courts farther from the residential edge.
- Use of low-profile, fully shielded lighting fixtures to reduce glare and prevent light spill beyond the court area.
- Establishing anticipated operating hours of 9:00 a.m. to 7:00 p.m., to be managed through Island Recreation Center programming.
- Incorporation of stormwater systems designed to meet all applicable State, Federal, and local requirements.

Refer to Attachments B, C, D and E for these details.

These design elements ensure the facility meets identified recreational needs while maintaining compatibility with surrounding land uses and protecting community character.

Location, Character, and Extent

Per Land Management Ordinance Section 16-2-103.Q.4, Public Project Review Standards, in determining whether or not a proposed public project is compatible with the Comprehensive Plan, the Planning Commission shall consider whether the location, character, and extent of the proposed development is consistent with, or conflicts with, the plan's goals and implementation strategies.

Summary of Facts and Conclusions of Law

Findings of Fact:

1. LMO Appendix D-24, Application Deadlines, requires applications before the Planning Commission to be submitted to the LMO Official 30 calendar days prior to the meeting. The applicant submitted the application for this project on October 20, 2025.
2. LMO Section 16-2-102.E.1, Hearing Scheduling, states that when an application is subject to a hearing, the LMO Official shall ensure that the hearing on the application is scheduled for a regularly scheduled meeting of the body conducting the hearing or a meeting specialty called for that purpose by such body. The LMO Official scheduled the public hearing on the application for the December 17, 2025, Planning Commission meeting, which is a regularly scheduled meeting of the Commission.
3. LMO Section 16-2-102.E.2, Hearing Notice, requires the LMO Official to publish a notice of the public hearing in a newspaper of general circulation in the Town no less than 15 calendar days before the hearing date. Notice of the December 17, 2025, public hearing was published in the Island Packet on November 25, 2025.
4. LMO Section 16-2-102.E.2, Hearing Notice, requires the applicant to mail a notice of the public hearing by first-class mail to the owner(s) of the land directly contiguous to the proposed project no less than 15 calendar days before the hearing date. The applicant mailed notices of the December 17, 2025, public hearing by first-class mail to such owner(s) of the land on November 25, 2025.

Conclusions of Law:

1. The application was submitted 30 calendar days prior to the meeting date, in compliance with LMO Appendix D-24.
2. The LMO Official scheduled the public hearing on the application for the December 15, 2025, Planning Commission meeting, in compliance with LMO Section 16-2-102.E.1.
3. Notice of the public hearing was published over 15 calendar days before the meeting date, in compliance with LMO Section 16-2-102.E.2.

4. The applicant mailed notices of the public hearing to owner(s) of land directly contiguous to the proposed project more than 15 days before the hearing date, in compliance with LMO Section 16-2-102.E.2.

Summary of Facts and Conclusions of Law

Findings of Fact:

The Comprehensive Plan speaks to the location, character and extent of the proposed project.

- The Comprehensive Plan (Our Plan) identifies Parks & Recreation as a Major Core Value, emphasizing the provision of best-in-class recreation facilities, universal accessibility, and multi-dimensional inclusion across the Town's public park system. The Parks & Recreation Master Plan Part 1 is an adopted appendix to the Comprehensive Plan and provides detailed system-wide recommendations.
- Our Plan includes two goals that directly support upgraded and expanded public recreation facilities:
 - Goal 2: Provide best-in-class recreation facilities and programs in the Island's public parks.
 - 2.1: Continue to provide high-quality park furnishings and amenities.
 - 2.2: Continue to provide a variety of activities and amenities that meet the needs of the community and contemporary trends.
 - Goal 5: Improve and enhance the Island's multi-use trail system.
 - 5.1: Identify areas for improved access to public pathways and expansions of the system.
 - 5.2: Enhance pathways to ensure cyclist and pedestrian safety.
- Our Plan's Parks & Recreation System Recommendations (p. 4-32) directly identify the need for a dedicated pickleball complex, stating that although courts exist in shared and repurposed spaces, "there is not a pickleball-specific complex that supports the competitive and social aspects of this rapidly growing sport."
- The Infrastructure Core Value of Our Plan further supports this project, including:
 - 5.1.2: Evaluate existing Town facilities and identify opportunities for redevelopment or new construction to provide best-in-class facilities.
 - 5.2: Ensure the Town continues to provide services and facilities that meet or exceed community expectations.
- The proposed project location at 30 Arrow Road is consistent with the Town's recreation system structure, as the site lies within Crossings Park, an established public recreation area that includes multiple active-use amenities. The Town owns the parcel and has adequate area to develop the facility while accommodating buffers, circulation, parking, stormwater, and pathway connections.
- The character of the project is consistent with recommendations in the Parks & Recreation Master Plan Part 1 and the type of facility envisioned in Our Plan, specifically a purpose-built pickleball complex capable of supporting lessons, leagues, tournaments, and general public play.

- The extent of improvements that includes 20 courts, clubhouse, accessible facilities, stormwater enhancements, and a new shared-use pathway aligns with Comprehensive Plan goals and Master Plan recommendations for expanding recreation capacity, enhancing accessibility, and strengthening the Island’s multimodal network.

Conclusions of Law:

1. The Comprehensive Plan supports the location of the proposed project.

- The project is located within Crossings Park, a well-established recreation hub, and on a Town-owned parcel suited for active recreation uses.
- The location directly advances the Comprehensive Plan’s Parks & Recreation and Infrastructure Core Values by placing needed recreation facilities in appropriate areas with existing public access, connectivity, and supporting infrastructure.

2. The Comprehensive Plan supports the character of the proposed project.

- The facility’s design, including eighteen tournament-sized and two ADA/elite-sized courts, ADA-accessible clubhouse, pathway enhancements, and extensive buffering, reflects the best-in-class recreation environment envisioned by the Comprehensive Plan and Parks & Recreation Master Plan Part 1.

3. The Comprehensive Plan supports the extent of the proposed project.

- The project’s scope and level of investment are proportionate to the documented need for expanded pickleball facilities and the Comprehensive Plan’s directive to modernize and upgrade the Town’s recreation system.
- The inclusion of multimodal access, stormwater improvements, and thoughtful buffering enhances the overall park network and contributes positively to the Island’s long-term recreation and infrastructure systems.

LMO Official Determination

The LMO Official determines this application is **compatible with the Comprehensive Plan** for the location, character, and extent as based on the above Findings of Fact and Conclusions of Law.

Planning Commission Determination and Motion

Per LMO Section 16-2-103.Q.4, Public Project Review Standards, the Planning Commission’s role is to determine whether the application is compatible or is not compatible with the Comprehensive Plan for location, character, and extent.

PREPARED BY:

SF

Shea Farrar, Principal Planner

December 09, 2025

DATE

REVIEWED BY:

TL

Trey Lowe, Development Services Program
Manager

December 9, 2025

DATE

REVIEWED BY:

Z G

Zachary D. Gordon, AICP
Planning Director

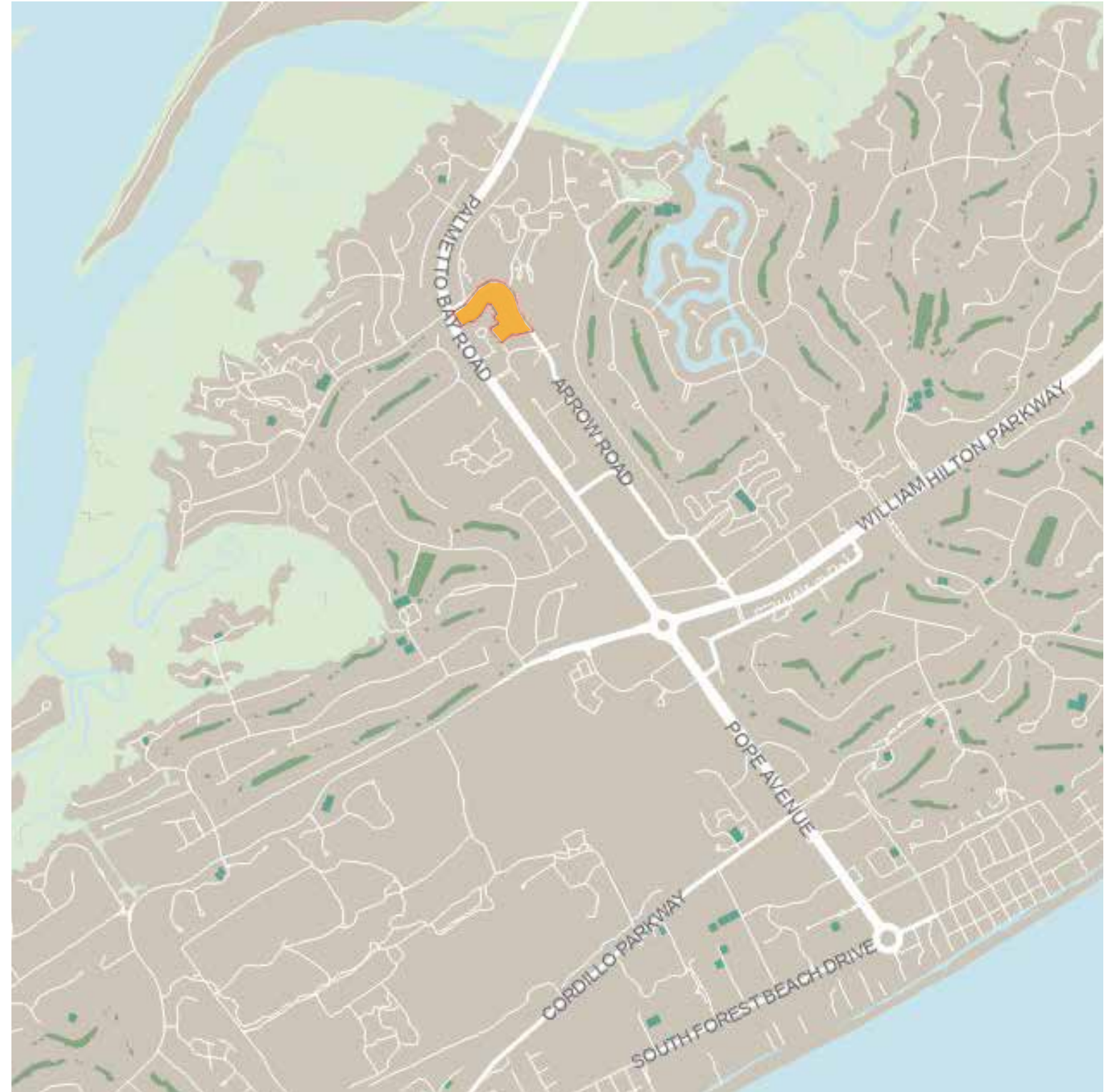
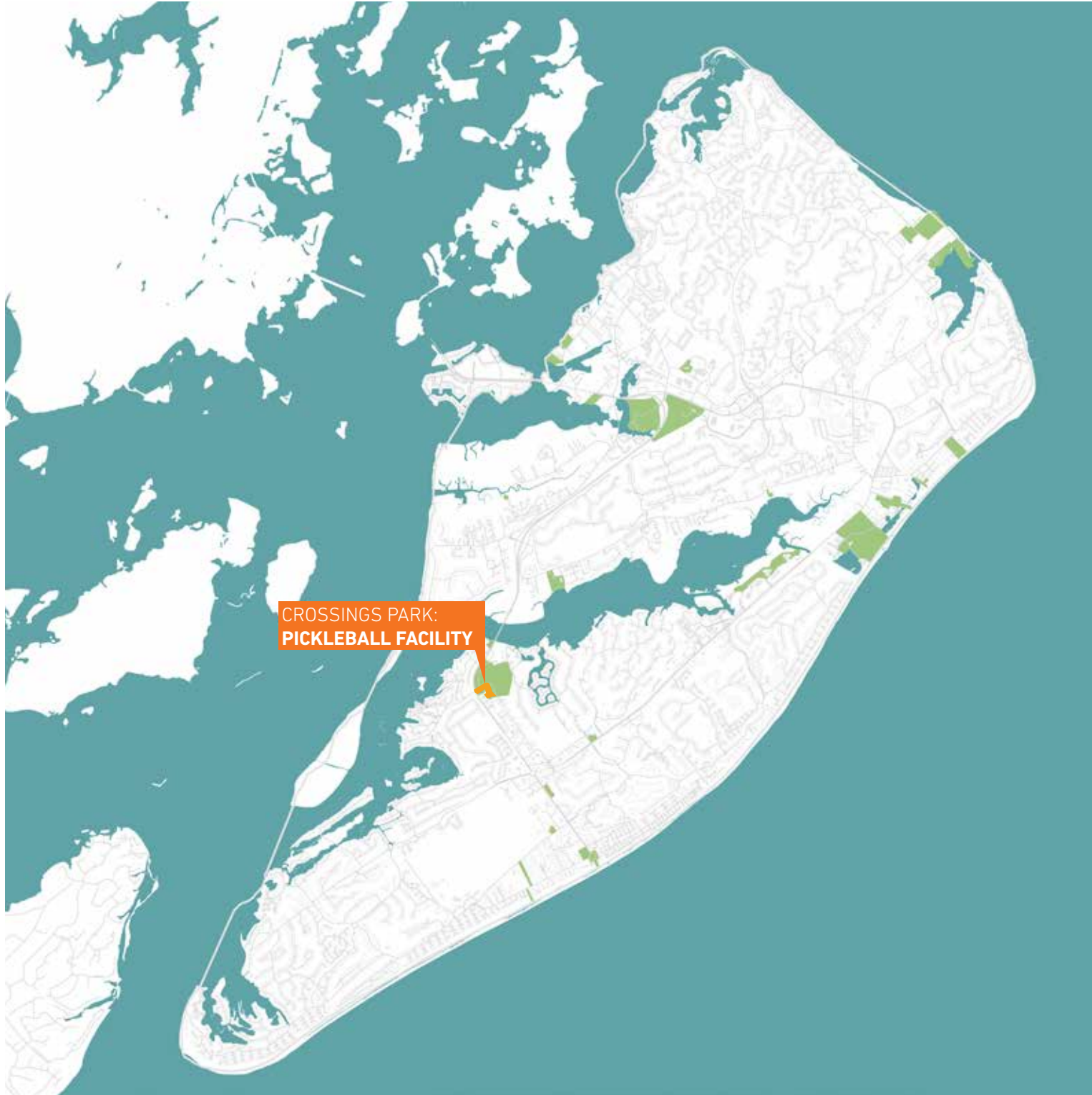
December 05, 2025

DATE

ATTACHMENTS:

- A) Location Map/Plans
- B) Planting Plan
- C) Stormwater Plan
- D) Lighting Plan
- E) Fencing Plan

Attachment A



PARCEL MAP

Property Information Viewer

Select locate method (pick, address, parcel number, owner, street name or hydrant number)

Locate by picking parcel

PIN	R350 014 000 0763 0000
LEGAL/DESCR	OFF PALMETTO RD PR21P110*SPLIT 11/84 0.23 AC 14/9180045 149 9055 P29 P070 P174 *6.59 AC DEDUCTED RD R/W/TOT AC INCL 9.6
OWNER	TOWN OF HILTON HEAD ISLAND
GIS ACRES	12.05771628
NEW_ZONE	PR
PLU_NAME	
PLU_ZONE	
PLU_LANDUSE	
NON-PLU_LANDUSE	PUBLIC AND CIVIC
COG (ROW ART)	Parcels within 450 ft of a Major or Minor Arterial Right-of-Way
COG (OR)	
COG (RD)	
COG (OCM BL)	
COG (OCM HD)	
COG (SRC)	
NAME	
NAME	

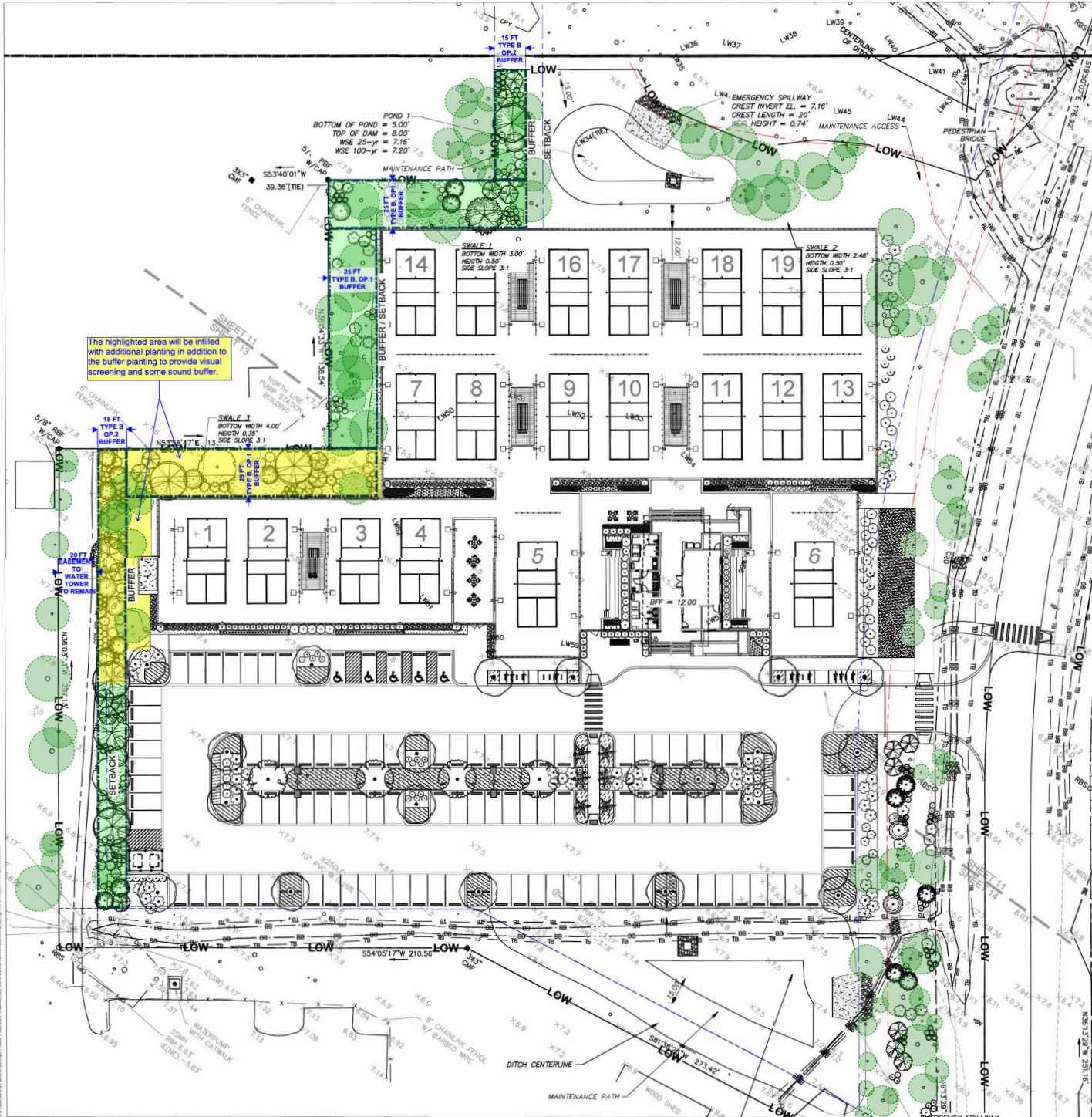
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LEGEND

- 1 LOUNGE & RESTROOMS BUILDING
- 2 20 PICKLEBALL COURTS
- 3 PARKING
- 4 STORMWATER FEATURE
- 5 PATHWAY IMPROVEMENT ALONG ARROW RD.



Attachment B



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	<i>Ilex cassine</i>	Dahoon Holly Install size: 8-10' ht.
	<i>Magnolia grandiflora</i>	Southern Magnolia Install size: 10-12' ht.
	<i>Magnolia virginiana</i>	Sweetbay Magnolia Install size: 8-10' ht.
	<i>Pteris boronaria</i>	Redbay Install size: 8-10' ht.
	<i>Quercus nigra</i>	Water Oak Install size: 12-14' ht.
	<i>Quercus stellata</i>	Post Oak Install size: 12-14' ht.
	<i>Quercus virginiana</i>	Southern Live Oak Install size: 12-14' ht.
	<i>Quercus virginiana</i>	Southern Live Oak Install size: 12-14' ht.
	<i>Sabal palmetto</i>	Cabbage Palmetto Install size: 12-14' ht.
	<i>Ulmus americana 'Princeton'</i>	Princeton American Elm Install size: 12-14' ht.
	Existing trees to remain	
SHRUBS		
	<i>Azalea Encore 'Autumn Amethyst' TM</i>	Autumn Amethyst Encore Azalea Install size: 3' ht.
	<i>Azalea Encore 'Autumn Chiffon' TM</i>	Autumn Chiffon Encore Azalea Install size: 3' ht.
	<i>Azalea Encore 'Autumn Twist' TM</i>	Autumn Twist Encore Azalea Install size: 3' ht.
	<i>Azalea Encore 'Autumn Majesty' TM</i>	Autumn Majesty Encore Azalea Install size: 3' ht.
	<i>Camellia japonica 'Kramer's Supreme'</i>	Kramer's Supreme Camellia Install size: 3' ht.
	<i>Chamaecyparis humilis</i>	Mediterranean Fan Palm Install size: 3' ht.
	<i>Fothergilla gardenii</i>	Dwarf Fothergilla Install size: 3' ht.
	<i>Gaylussacia dumosa</i>	Dwarf Huckleberry Install size: 3' ht.
	<i>Hydrangea paniculata 'Little Lime'</i>	Little Lime Panicle Hydrangea Install size: 3' ht.
	<i>Ilex vomitoria</i>	Lycium 'Lycium' Holly Install size: 3' ht.
	<i>Illicium parviflorum 'PiliP-i'</i>	BananApple® Small Anise Tree Install size: 3' ht.
	<i>Leucotoea axillaris</i>	Coastal Leucotoea Install size: 3' ht.
	<i>Loropetalum chinense Cerise Charm</i>	Cerise Charm Loropetalum Install size: 3' ht.
	<i>Nerium oleander 'Petal Pink'</i>	Petal Pink Oleander Install size: 3' ht.
	<i>Podocarpus macrophyllus 'Maki'</i>	Maki Yew Podocarpus Install size: 3' ht.
	<i>Podocarpus macrophyllus 'Pringle'</i>	Pringle's Dwarf Yew Podocarpus Install size: 3' ht.
	<i>Prunus caroliniana 'Monet'</i>	Bright 'N' Tight Carolina Cherry Laurel Install size: 3' ht.
	<i>Rhododendron atlanticum</i>	Coast Azalea Install size: 3' ht.
	<i>Serenoa repens</i>	Saw Palmetto Install size: 3' ht.
	<i>Serenoa repens</i>	Silver Saw Palmetto Install size: 3' ht.
	<i>Viburnum awabuki 'Chindo'</i>	Chindo Sweet Viburnum Install size: 3' ht.
	<i>Viburnum tinus 'Spring Bouquet'</i>	Spring Bouquet Laurustinus Install size: 3' ht.
GROUND COVERS		
	<i>Carex oshimensis</i>	Carex
	<i>Dianella tasmanica 'Variegata'</i>	Variegated Flax Lily
	<i>Diets vegeta</i>	African Iris
	<i>Juniperus conferta 'Blue Pacific'</i>	Blue Pacific Shore Juniper
	<i>Lomandra longifolia 'Katrina Deluxe'</i>	Lomandra Breeze Grass
	<i>Loropetalum chinense rubrum 'Shang-fo'</i>	Purple Pixie® Fringe Flower
	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass
	<i>Rosa x 'Meidiflora'</i>	Conal Drift Rose
	<i>Trachelospermum asiaticum</i>	Asiatic Jasmine
MULCH		
	Hardwood Mulch	Hardwood Mulch
TURF		
	Celebration Bermuda	Sod



462 SOUTH LUDLOW ALLEY
 COLUMBIA, OH 43215
 614.621.2796 MKSKSTUDIOS.COM

Client: Town of Hillon Head Island
 Project Name: Crossings Park Phase One

30 Arrow Road,
 Hillon Head Island,
 NC 28589

LESP ASSOCIATES LTD.
 415 West Campus Street
 Suite 101
 Raleigh, NC 27601
 919.852.1171

CRANSTON, LLC
 14 Woodbury Park Way
 Suite 202
 Warren, NJ 07059
 908.882.8888

DWQ CONSULTING ENGINEERS
 1001 New Vision Blvd., Suite 100
 Mount Laurel, NJ 08054
 856.984.1141

BRONKHORST DESIGN
 2205 W. 14th Street
 New York, NY 10019
 212.246.8887

WOOD & PARTNERS
 710, Inc. 20100
 10000 Woodloch Forest Dr.
 Raleigh, NC 27617
 919.852.8888



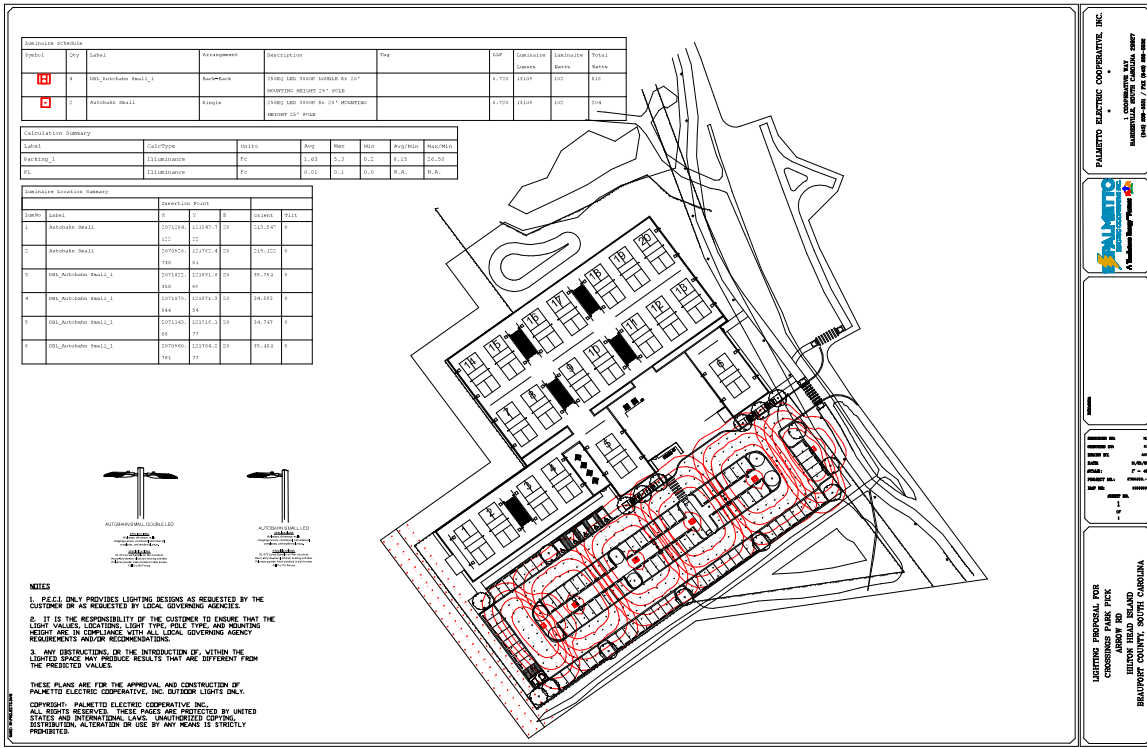
90% DESIGN DEVELOPMENT
 Not For Construction

SYMBOL	SYMBOL
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SYMBOL	SYMBOL
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PLANTING PLAN





IMAGES ABOVE ILLUSTRATE DIRECTIONALITY OF LIGHT THROW TOWARDS PICKLEBALL COURTS
NOTE: LIGHT POLES ON OUR SITE ARE 25'

Attachment D

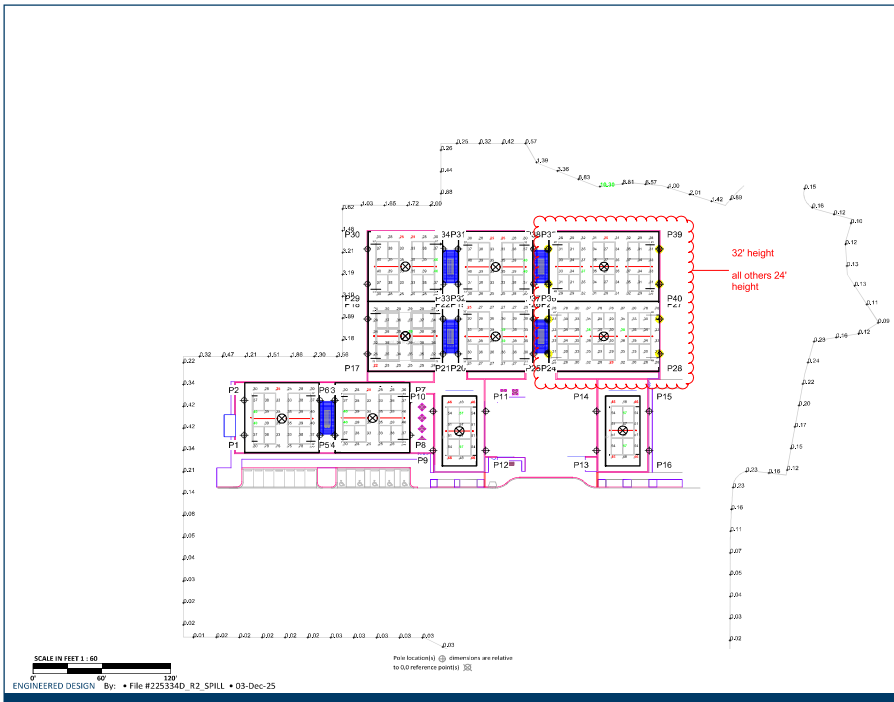
MKSK
Landscape Architecture
Urban Design
Planning

462 SOUTH LUDLOW ALLEY
COLUMBUS, OH 43215
614.621.2736 MKSKSTUDIOS.COM

Client Name: Town of Hilton Head Island
Project Name: Crossings Park Phase One
Address: 30 Arroyo Road, Hilton Head Island, SC 29929

- Architect: LS&P ASSOCIATES, LTD.
25 West Congress Street
Suite 201
Columbus, OH 43215
P: 614.221.1111
- Architect: CRANSTON, LLC
14 Westway Park Way
Apt. 201
Hilton Head Island, SC 29929
P: 843.782.0000
- Architect: DWG CONSULTING ENGINEERS
1000 Westwood Blvd., Suite 200
Miami Beach, FL 33134
P: 305.673.1111
- Architect: BOCHATATS
410 NE Street
Sarasota, FL 34236
P: 941.552.1212
- Architect: BROWNSTONE DESIGN
2200 W. 10th Street
Tampa, FL 33607
P: 813.288.0007
- Architect: WOOD + PARTNERS
125 NE 21st Street
Miami, FL 33132
P: 305.574.1111
- Architect: WELLS DESIGN
2500 N. Business Avenue
Columbus, OH 43215
P: 614.462.0001

\\Users\kmoock\Palmetto Electric Cooperative\ENGR-OPS - Files\Engineering Services\Pegii\PROJECTS\WORKING PROJECTS\Crossings Park Pickleball (2506001)\Lights\2506001-L-Crossings Park Pickleball_# to PL.dwg, 1:40



Crossings Pickleball

Hilton Head Island, SC

Grid Summary

Name: Project Spill @ PL
Spacing: 10.0'
Height: 10.0' above ground

Illumination Summary

Fixture Grid

Spot Average: 0.84fc
Minimum: 0.20
Maximum: 0.20
Ratio of Peaks: 1.00

FUTURE INFORMATION

Applied Controls: A,B,C,D,E,G,H,I,J
No. of Fixtures: 48
Total Load: 32.32 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and the "Musco Control System Summary" for ELECTRICAL.

Installation Requirements: Results accurate ± 3% nominal height and low side of the driver and structures located within 3 feet (1m) of design locations.

MUSCO
We Make It Happen.

NOTE: See specification for fixture or visit our website for the written consent of Musco Lighting, LLC.
©2015-2025 Musco Lighting, LLC.

ILLUMINATION SUMMARY



KEY PLAN

90% DESIGN DEVELOPMENT
Not For Construction

NO.	ISSUE	DATE
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Issue Date: 11.07.2025
Project Number: 24500.021

Project Name: CROSSINGS PARK
Project Location: Hilton Head Island, SC

Project Title: LIGHTING PLAN

Project Number: 24500.021

